



September 1, 2004 BZA

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05AN0100

Kristin E. McCullough

Midlothian Magisterial District
13604 Danbury Drive

REQUEST: A Special Exception to operate a one (1) chair beauty shop from the home in a Residential (R-9) District.

RECOMMENDATION

Recommend approval of this Special Exception for the following reasons:

- A. Special Exception will not adversely affect the health, safety or welfare of persons residing or working on the premises or in the neighborhood.
- B. Request will not increase congestion in the street.
- C. Special Exception will not impair the character of the district.

CONDITIONS

- 1. Special Exception shall be granted to and for Kristin E. McCullough, exclusively. Upon transfer of the land, this Special Exception shall expire.
- 2. Special Exception shall be granted for a period not to exceed two (2) years from date of approval and may be renewed upon satisfactory reapplication and demonstration that the one (1) chair beauty shop operation has not proved a detriment to the adjacent property or the area in general.

3. Special Exception shall be limited to the operation of a one (1) chair beauty shop, exclusively, and no person, other than the applicant, shall be engaged in this operation.
4. Hours of operation shall be restricted to between 10:00 a. m. and 5:00 p. m., Monday, Tuesday, Thursday, Friday and two (2) Saturdays a month. One (1) day a week until 7:00 p. m. No Sunday operation shall be permitted.
5. Off-street parking shall be provided for at least two (2) customer vehicles, plus vehicles belonging to the applicant. All driveway and parking areas shall be at least graveled.
6. No additions or alterations related to this operation shall be permitted to the exterior of the dwelling.
7. No group assembly connected with this operation shall be permitted.
8. Not more than two (2) customers shall be permitted on the property at any one time.
9. No signs advertising the salon shall be posted outside the exterior of the building, nor shall any sign be visible from outside the building.
10. All refuse related to the salon shall be stored in appropriate containers and the containers shall not be visible from ground level to adjacent properties.

GENERAL INFORMATION

Location:

This property is known as 13604 Danbury Drive. Tax ID 729-711-2332 (Sheet 5).

Existing Zoning:

R-9

Size:

.148 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-15; Residential
South - R-9; Residential
East - R-9; Residential
West - R-9; Residential

Utilities:

Public water and sewer

General Plan:

(Old Gun/Robious Area Land Use Plan) Residential
(One (1) dwelling unit per acre or less)

DISCUSSION

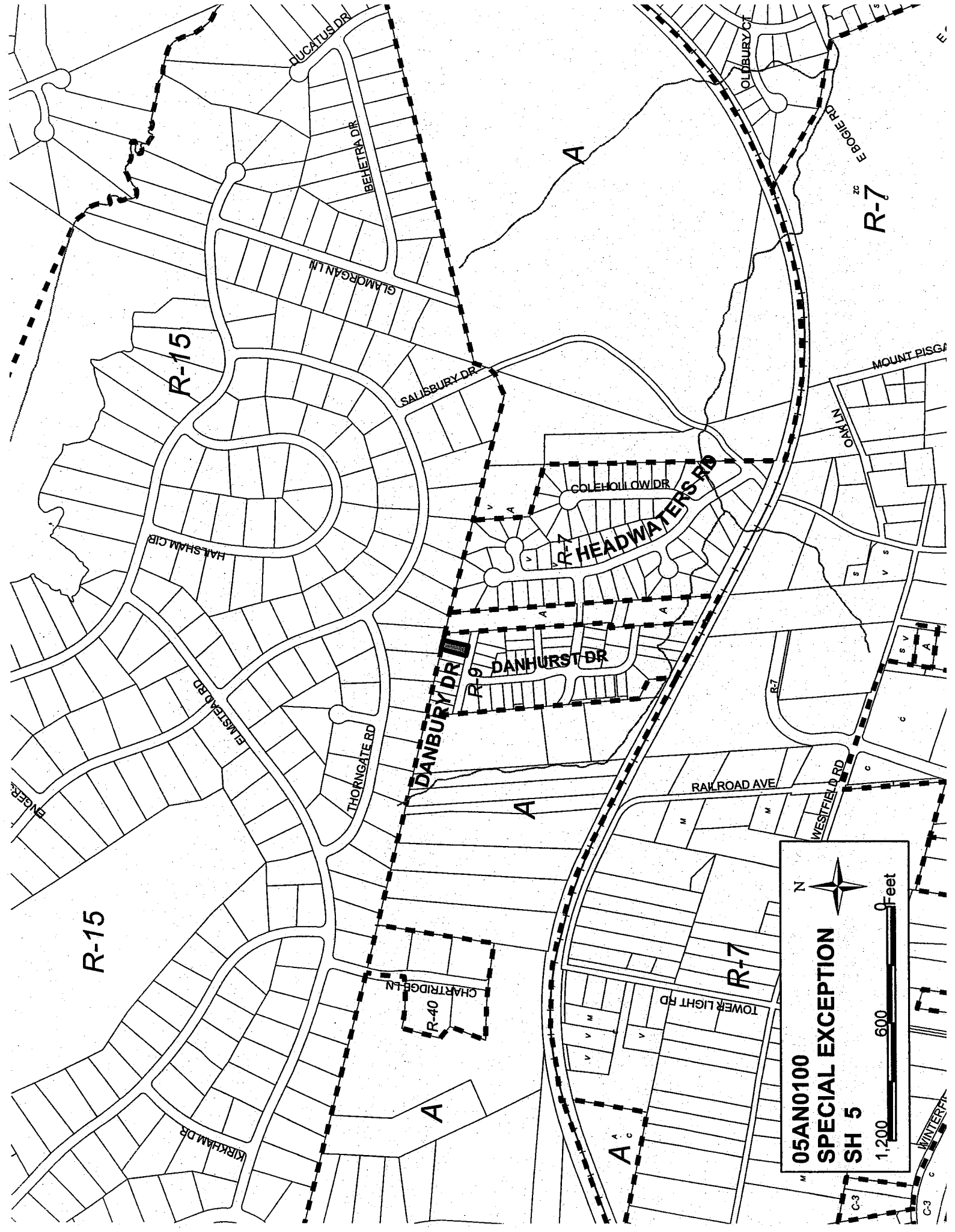
The applicant requests a Special Exception to operate a one (1) chair beauty shop from the home (see attached plan).

The applicant provides the following justification in support of this request:

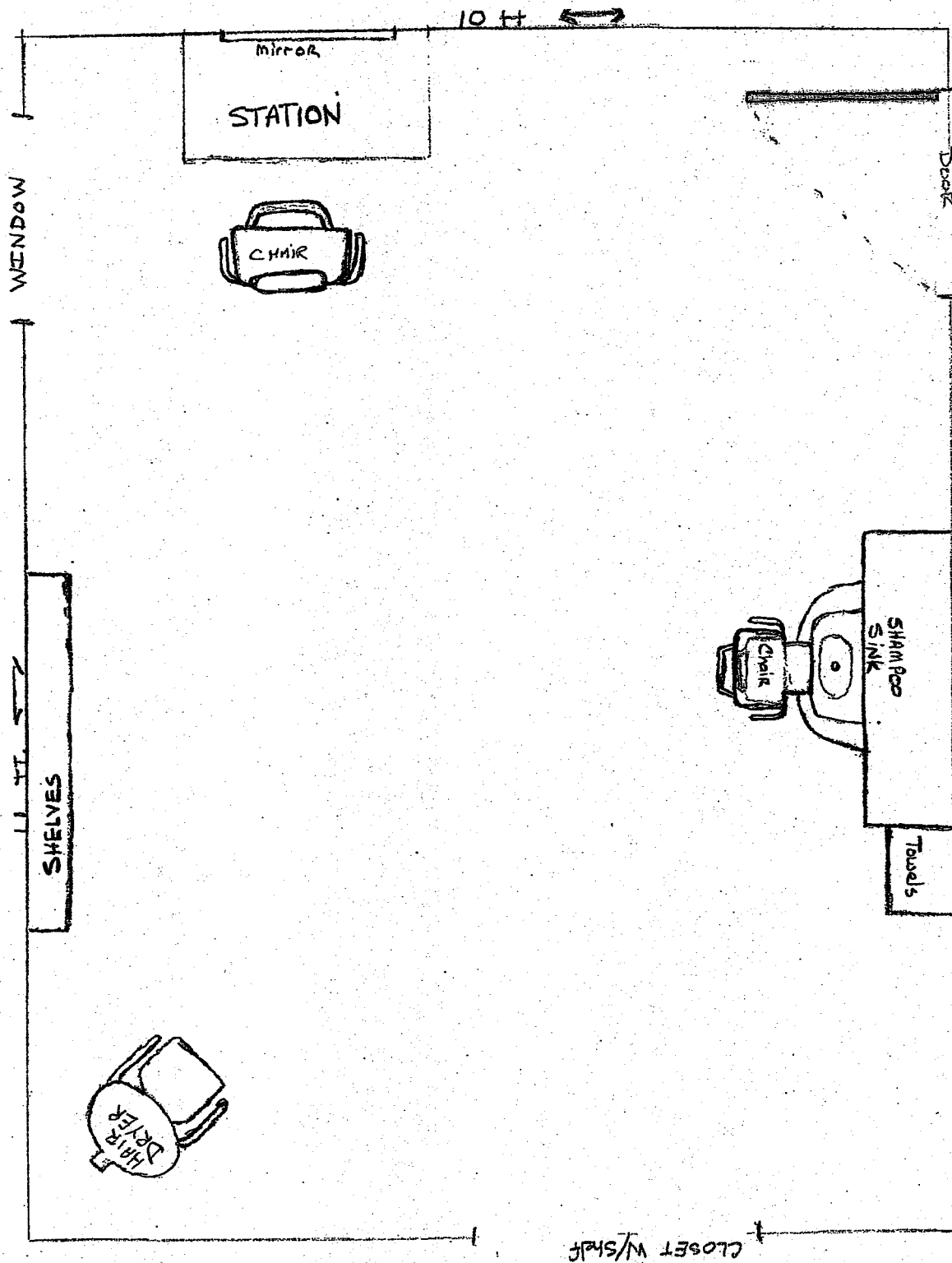
The full proposed use of this business is to be able to operate a one (1) chair salon. As a licensed and professional stylist I would continue to service my clients in a manner in which they become accustomed to. This opportunity will also allow me time with my eight (8) year old son.

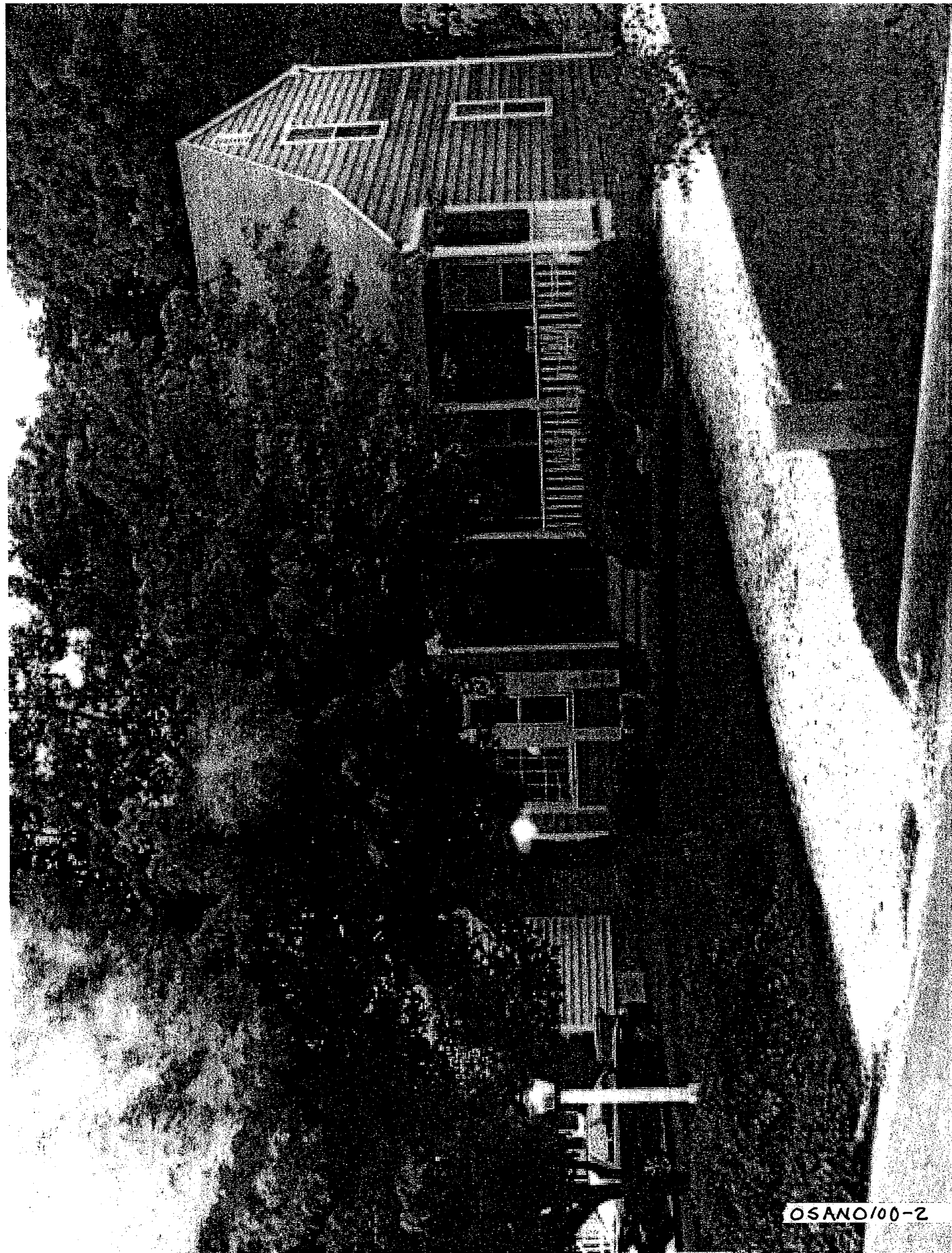
The outside of my residence will not be altered in any way. There will never be more than two (2) clients in my house and my driveway can accommodate this.

The subject property is well maintained. There is adequate driveway and parking area to accommodate the parking needs of this request. Staff believes that if this request is properly conditioned, it will have minimal negative impact on adjacent properties and the area in general and will not impair the character of this district. Further, staff believes this request will not adversely affect the health, safety or welfare of persons residing on the premises or in the neighborhood. Therefore, staff supports this request.



05AN0100
SPECIAL EXCEPTION
SH 5
1,200 600 0 Feet





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